

WARRANTY DEED

Statutory Short Form

032465

TRANSFER
TAX
PAID

I, DANA H. ROSSIGNOL and JOLENE A. ROSSIGNOL of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to H. BRADLEY BINNINGTON and JEANNINE A. BINNINGTON, of 13208 Laurel Lake Court, St. Louis, Missouri 63131, as Joint Tenants, with Warranty Covenants, the land at 170 Eight Rod Road, Waterville, Kennebec County, Maine, being more particularly described as follows:

A certain lot or parcel of land situate in ~~Waterville~~ County of Kennebec and State of Maine, and more particularly bounded and described as follows, to wit:

Beginning at a steel pin in the southerly side of the Eight Rod Road in Waterville, said pin being ten (10) feet southeasterly of a flat stone described in a deed from Elias and Sylvia Karter to the Schoenthalers; thence south sixty degrees east (S 60° E) seven hundred ninety (790) feet along the northerly line of the land of Clyde Elliot; thence north fifty two degrees twelve minutes east (N 52° 12' E) five hundred seventy (570) feet along an old wire fence, said fence being the westerly line of the land of Gloria LeGare to a steel pin; thence north fifty six degrees fifteen minutes west (N 56° 15' W) seven hundred and one half (700.5) feet along the land of the said Robert T. Cote to a steel pin in the easterly line of the Eight Rod Road; thence south fifty eight degrees and five minutes west (S 58° 05' W) along the easterly line of said road six hundred fifty (650) feet to the point of beginning.

Excepting and reserving, however, a certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a steel pin in the southerly side of the Eight Rod Road in Waterville, said pin being the southwesterly corner of a parcel conveyed to Robert T. Cote by William Schoenthaler; thence south sixty degrees east (S 60° E) along the land of Clyde Elliot seven hundred ninety (790) feet to a steel pin; thence north fifty two degrees twelve minutes east (N 52° 12' E) two hundred eighty five (285) feet along a wire fence and the land of Gloria LeGare to a steel pin; thence north fifty eight degrees fourteen minutes west (N 58° 14' W) seven hundred forty five (745) feet to a steel pin in the easterly line of the Eight Rod Road along the land of Robert T. Cote; thence south fifty eight degrees and five minutes west (S 58° 05' W) three hundred twenty five (325) feet to the point of beginning.

16-50

Being the same premises described in a deed from Arthur J. Noonan and Constance G. Noonan to Dana H. Rossignol and Jolene A. Rossignol dated January 24, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2078, Page 34.

WITNESS our hands and seals this 12th day of December, 1997.

Signed, Sealed and Delivered
in the presence of:

Stephen F. Dubord
Stephen F. Dubord

Dana H. Rossignol
Dana H. Rossignol

Stephen F. Dubord
Stephen F. Dubord

Jolene A. Rossignol
Jolene A. Rossignol

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 12, 1997

Then personally appeared the above named Dana H. Rossignol and Jolene A. Rossignol and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Print
Name: _____

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 3, 2001



RECEIVED KENNEBEC SS.

97 DEC 19 AM 9:00

WITNESSED: Theresa A. Dubord
REGISTER OF DEEDS